

## ***District 9***

*The boundaries of District 9 are shown in the map provided in Figure 14. District 9 will continue to provide a wide mix of uses with an emphasis upon facilities, goods and services to tourists and regional visitors traveling along the coast. High quality hotels, restaurants and retail shops will be emphasized.*

*Additional institutional uses such as schools, professional care facilities and churches will be discouraged within this area. Those institutional uses which currently exist will be allowed to remain with legislative approval of a Master Plan for the use and related site(s).*



*District 9 - Figure 14*

## ***District 9 - Tourism Support Area***

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Following are the individual development standards which have been set forth for all projects to be developed within District 9 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

### **Setbacks:**

Front: 5 - 20 feet  
Side: 5 - 10 feet  
Rear: 5 - 15 feet

No parking will be allowed in the front setback; this area is to primarily be used for landscaping purposes.

### **Open Space:**

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

### **Building Coverage:**

Commercial: 80 to 100%  
Mixed Use: 60 to 80%

### **Building Height:**

35' with a minimum 5:12 roof pitch.

45' maximum with minimum 5:12 roof pitch for any size project where a residence or commercial/office space is located over a parking structure.

### **Parking Requirements:**

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

Properties within this District will not be allowed to meet a portion of their on-site parking requirements by paying an in-lieu fee until the City/Redevelopment Agency can demonstrate **to the satisfaction of the California Coastal Commission** that 1) a bonafide fee has been established to implement such a program; 2) specific sites have been identified where parking facilities will be constructed; and 3) detailed criteria and procedures have been established for the annual assessment of parking utilization subject to the completion of a parking study or other technical information. A local coastal program amendment must be approved by the Coastal Commission before the Parking In-Lieu Fee Program may be implemented within this District.

### **Other Miscellaneous Requirements:**

No outdoor storage is permitted within the District. Display of products outdoors will be permitted within this District if it is consistent with standards set forth within this Design Manual or policies established by the Housing and Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Any lot proposed for non-residential development which adjoins an existing residential lot shall have a solid masonry wall installed along common lot lines.

For Army/Navy Academy and Carlsbad-by-the-Sea Retirement Home, a long range master plan must be approved prior to the issuance of any permits for improvements and additions to existing facilities. All future changes must conform to this approved Master Plan, or as amended by the original approving body.

## **DEVELOPMENT STANDARDS**